# \$8,485,000 - 1238acres Cr 1120, Meridian

MLS® #4286678

### \$8,485,000

0 Bedroom, 0.00 Bathroom, Farms and Ranches on 1238.83 Acres

BURWELL, Meridian, TX

NOW AVAILABLE, RARE & UNIQUE ROLLING Ranch, located in sought-out Bosque County also known as the Top of the Hill Country.

Ranch provides multiple sites of expansive panoramic hill views, elevation changes, open pastures, live oaks, 7 ponds & crystal-clear tree lined creeks with small waterfalls.

Location offers easy access with paved road frontage off a quiet County Road, just a few minutes from Meridian, 1.5 hours from DFW, 1 hour from Waco, 2 hours from Austin. Nearby is recreational Lake Whitney, Kimball Bend Park off Brazos, & just 2 miles from Meridian's Iconic Vineyard Winery.

Prime investment & development opportunity.

One of a kind property offered at \$6,849/ac. THIS WILL NOT LAST!

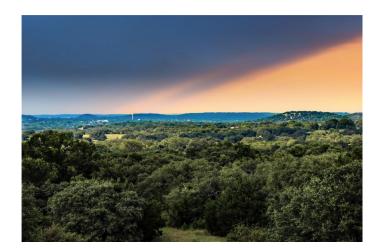
UPDATE: 10 NEW WELLS: Water study producing good results with yield up to 30gpm-Study available upon request.

Minerals: Owned

50% transfer, other 50% are negotiable.



ListingFeed abor\_vow MLS® # 4286678



List Price \$8,485,000 Sale Price \$8,200,000

Sale Date May 5th, 2022

Bathrooms 0.00

Acres 1,238.83

Type Farms and Ranches

Sub-Type Ranch Status Closed

## **Community Information**

Address 1238acres Cr 1120

Subdivision BURWELL

City Meridian

County Bosque

State TX

Zip Code 76665

#### **Amenities**

Utilities Electricity Available

View Hills, Panoramic, Pond, Pasture, Creek/Stream, Trees/Woods

Waterfront Creek, Pond, Stream

#### **Exterior**

Lot Description Gentle Sloping, Rolling Slope, Many Trees, Trees Large Size, Views,

Waterfall

#### **School Information**

District Meridian Isd

Elementary Other
Middle Other
High Other